

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-034
Date Received: 6-1-16
Application Accepted By: JB+TD Fee: \$1,800
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shanon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3423 E Livingston Ave Zip 43227

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010214699

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD Requested Zoning District(s) C-4

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: to allow auto sales and service

(continue on separate page if necessary)

Proposed Height District: 35 Acreage .75
[Columbus City Code Section 3309.14]

APPLICANT:

Name Nedal Jahshan
Address 4797 Britton farms City/State Hilliard Oh Zip 43026
Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Nedal Jahshan & Omar Alkashkish
Address 4797 Britton farms City/State Hilliard Ohio Zip 43026
Phone # 6142066183 Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Omar Tarazi
Address 5635 Sandbrook lane City/State Hilliard Ohio Zip 43026
Phone # 6142262823 Fax # 6143194242 Email: Omar_Tarazi@hotmail.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Nedal Jahshan

PROPERTY OWNER SIGNATURE Nedal Jahshan

ATTORNEY / AGENT SIGNATURE Omar Tarazi

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-034

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Omar Tarazi
of (1) MAILING ADDRESS 5635 Sandbrook Lane Hilliard Oh 43026
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3423 E Livingston Ave
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
☐ Check here if listing additional property owners
on a separate page.

(4) Nedal Jahshan
4797 Britton farm
Hilliard Oh 43026

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Nedal Jahshan
614 419 6289

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Mid East Area Community Collaborative
2500 Park Crescent Dr.
Columbus Oh 43232

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Nedal Jahshan
Subscribed to me in my presence and before me this 1 day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Omar Tarazi

My Commission Expires:

Never

This Affidavit expires six months after date of notarization.

Omar Tarazi, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Notary Seal Here

**Walker Gala A / Columbia
Gas of Ohio Inc.**
1305 Coburg Rd.
Columbus, Ohio 43227

**Vision Center II L P ATTN RET
DEPT/HAC**
3381 3391 Argus Green Ct.
Columbus, Ohio 43227

**Nedal Jahshan, Applicant and
Owner, Omar Akkashkish Owner**
4797 Britton Farms Drive
Hilliard, Ohio 43026

Blue Line Business LLC
3435 E Livingston Avenue
Columbus, Ohio 43227

Central Ohio Transit Authority
0 E Livingston Avenue
Columbus, Ohio 43227

**Mid East Area Community
Collaborative**
2500 Park Crescent Dr.
Columbus Ohio 43232

3377 East Livingston Inc.
3377 E Livingston Avenue
Columbus, Ohio 43227

**Public Library of Columbus &
Franklin, County BD**
3434 E Livingston Av
Columbus, Ohio 43227

Omar Tarazi
Attorney for Applicant
5635 Sandbrook Lane
Hilliard, Ohio 43026

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Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-034

STATE OF OHIO
COUNTY OF FRANKLIN

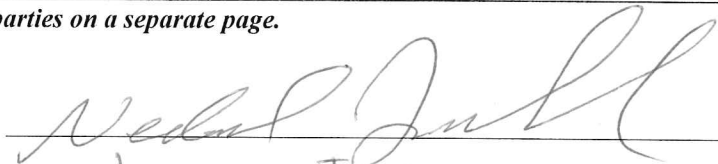
Being first duly cautioned and sworn (NAME) Nedal Jahshan
of (COMPLETE ADDRESS) 4797 Britton farms Hilliard Oh 43026
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Nedal Jahshan 4797 Britton farm Hilliard Oh 43026 614 419 6289	2. Omar Alkashkish 4797 Britton farm Hilliard Oh 43026 614 206 0183
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 1 day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

Never

Omar Tarazi, Attorney At Law
Sec 147.03 R.C.
NOTARY PUBLIC
My commission has no expiration date
STATE OF OHIO
Omar Tarazi, Attorney At Law
Sec 147.03 R.C.

This Project Disclosure Statement expires six months after date of notarization.

Notary Seal Here



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010214699

Zoning Number: 3423

Street Name: E LIVINGSTON AVE

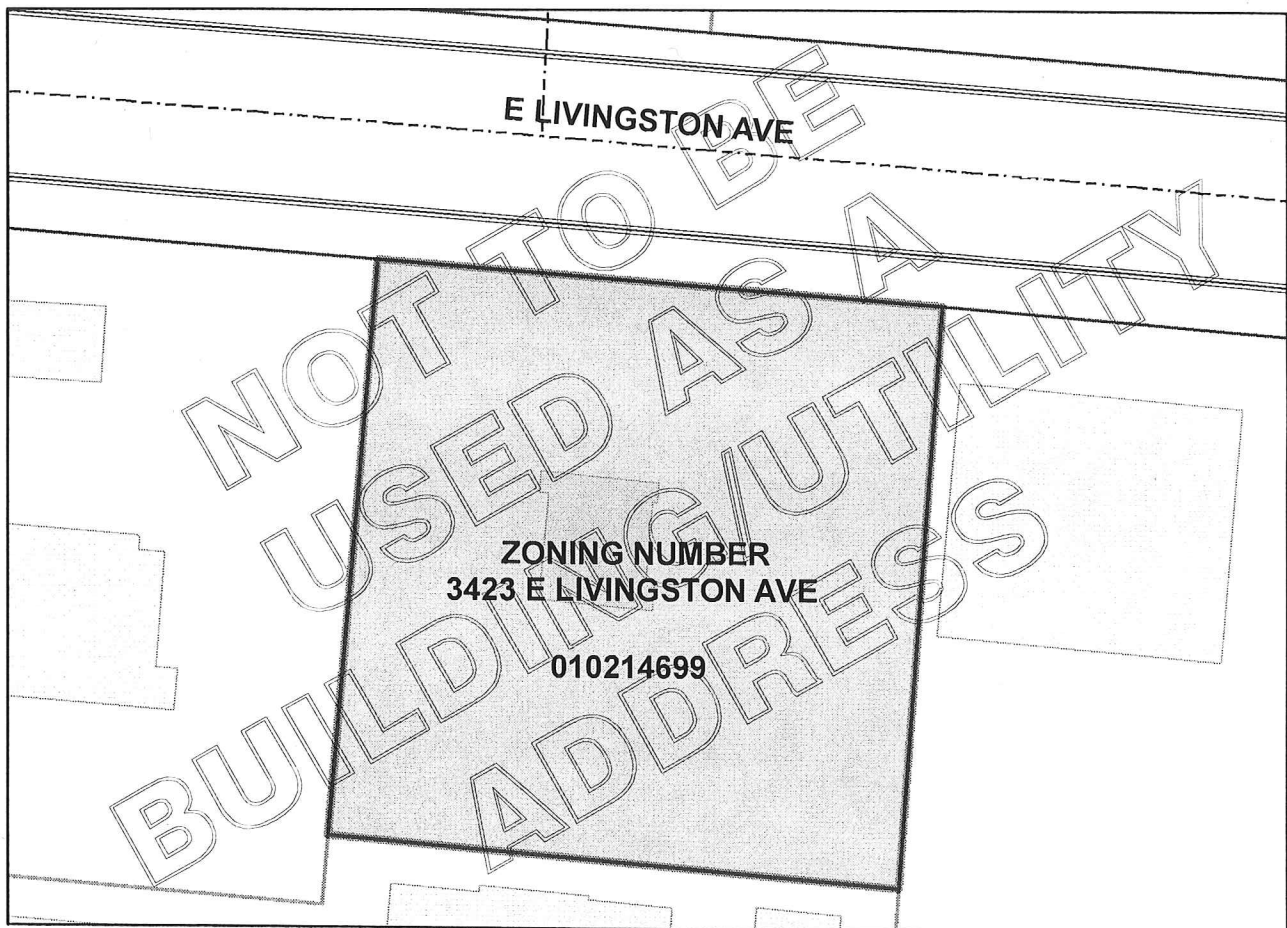
Lot Number: N/A

Subdivision: N/A

Requested By: A VOGEL, AIA (ANDY VOGEL)

Issued By: *Adyana Amarian*

Date: 5/9/2016

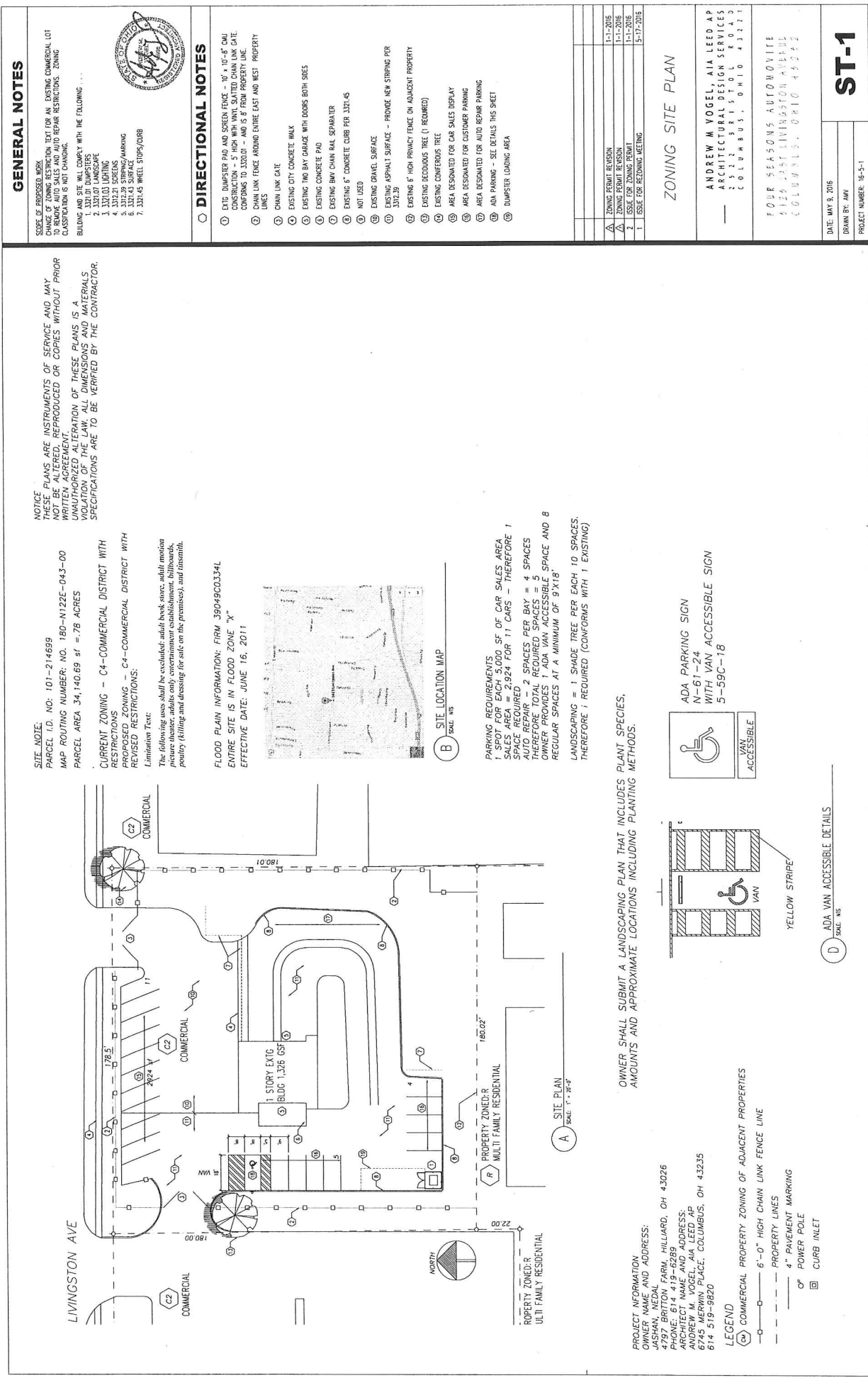


JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

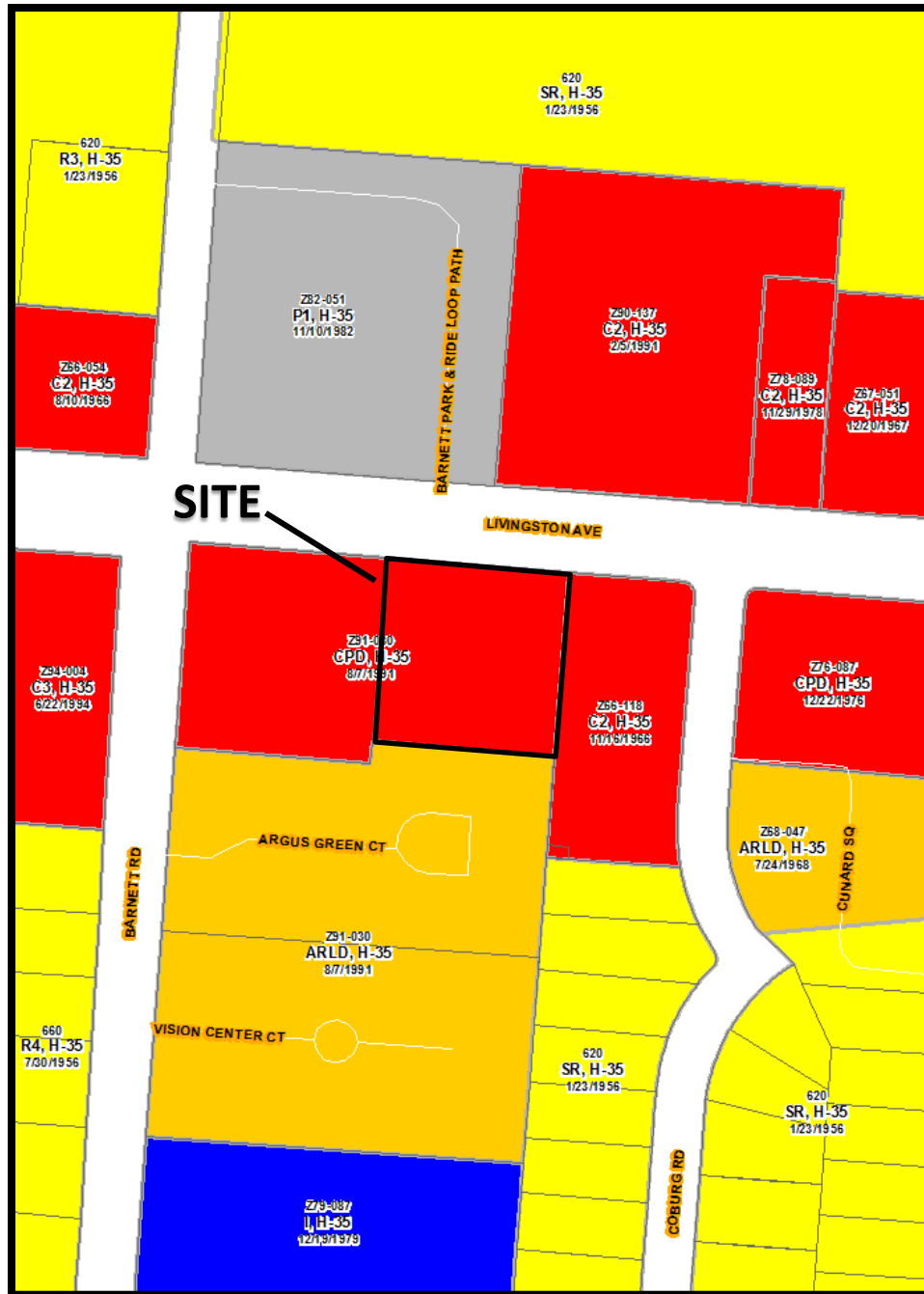
SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 64120

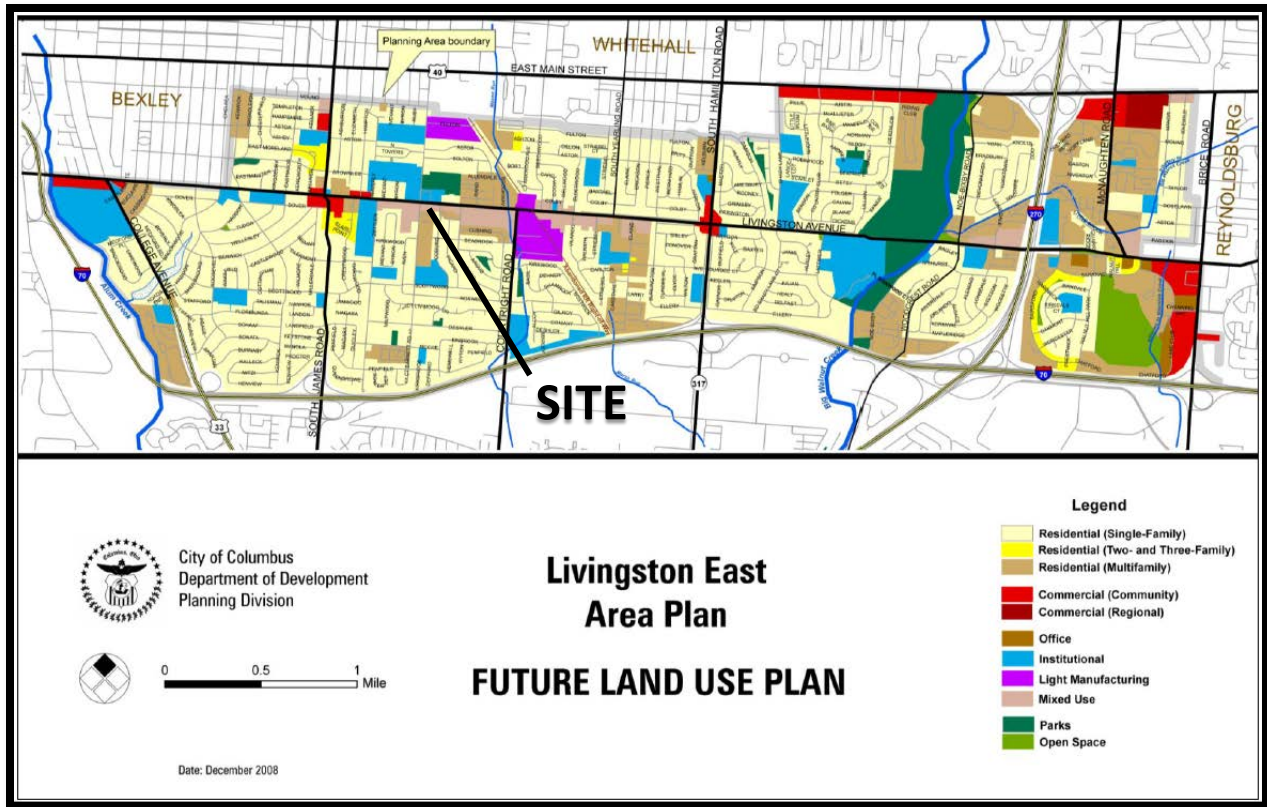
216-034



Z16-034



Z16-034
3423 East Livingston Avenue
Approximately 0.75 acres
CPD to C-4



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